

Department of Planning
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MARKED AGENDA

Chesapeake Planning Commission

PUBLIC HEARING – DECEMBER 14, 2011

CITY COUNCIL CHAMBER – 7:00 P.M.

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- A. Call to Order: Chairman Whitted
- B. Invocation: Commissioner Gerloff
- C. Pledge of Allegiance: Commissioner Van Laethem
- D. Roll Call: All Commissioners present
- E. Approval of Minutes: November 9, 2011
APPROVED. (9-0; Van Laethem/Small)
- F. Election of Officers:
- | | | |
|----------------------|---------------------|--------------------------------------------------------|
| Chairman: | Stephens L. Johnson | APPROVED by acclamation
(9-0; Gerloff/Kish) |
| Vice-Chairman: | John A. Kish | APPROVED by acclamation
(9-0; Bell/Gerloff) |
| Secretary: | Joshua C. Gerloff | APPROVED by acclamation
(9-0; Johnson/Kish) |
| Recording Secretary: | Beverly R. Hanson | APPROVED by acclamation
(9-0; Whitted/Small) |
- G. Public Hearing Continued Items:
1. TA-Z-11-05
An Ordinance amending Appendix “A” of the Chesapeake City Code, entitled “Zoning,” Article 14, Section 14-706, to establish criteria and associated permitting requirements for the use of light-emitting diode (LED) displays on outdoor advertising signs.

CONTINUED to the January 11, 2012 Public Hearing. (9-0; Van Laethem/Gerloff)

2. **TA-Z-11-04**

An Ordinance amending Appendix "A" of the Chesapeake City Code, entitled "Zoning," Article 3, Section 3-403, to require a conditional use permit for alternative lending establishments (Payday lending regulated by Virginia Code Section 6.2-1800 et seq. and motor vehicle title lending regulated by Virginia Code Section 6.2-220 et seq.) in the B-1 Neighborhood Business, B-2 General Business, O&I Office and Institutional, M-1 Light Industrial, M-2 General Industrial and the South Norfolk Business Overlay Districts. (*Continued from the November 9, 2011 Public Hearing*)

CONTINUED to the January 11, 2012 Public Hearing. (9-0; Van Laethem/Gerloff) **PREVIOUS STAFF REPORT**

H. Public Hearing Consent Items:

3. **R(C)-11-07**

PROJECT: Tractor Supply Company

APPLICANT: TKC Land Development II, LLC

PROPOSAL: A conditional zoning reclassification of 3.352 acres from RE-1, Residential Estate District, to B-2, General Business District for the purpose of constructing a retail building to sell farm and ranch supplies and equipment.

PROPOSED COMP LAND USE / DENSITY: Business/Commercial

EXISTING COMP LAND USE / DENSITY: Low Density Residential

LOCATION: 433 Centerville Turnpike South

TAX MAP SECTION/PARCEL: 0492004000010

BOROUGH: Butts Road

Planning Commission recommends that R(C)-11-07 be **APPROVED** with the following proffers: (9-0; Van Laethem/Papasodora-Cochrane)

1. The applicant/owner agrees to install a landscape buffer 'D' along the southern residential property line from the front building wall to the eastern drainage easement line. The buffer will consist of 50% more evergreen trees than normally required by the Zoning Ordinance.
2. The applicant/owner agrees to design and construct an entrance that will meet the requirements of the City's Access Management Policy. The final location and dimensions shall be in accordance with a Department of Development & Permits approved final site construction plan. The approved entrance will provide access to adjacent parcels and provide turn lane improvements in Centerville Turnpike.

3. The applicant/owner agrees to convey and record a private ingress/egress easement from Centerville Turnpike, for the benefit of adjacent parcels to the north and south. The easement will cover the entrance and private drive aisle that will run parallel to and be offset from Centerville Turnpike in accordance with the City entrance throat depth criteria. Such conveyance shall be recorded prior to final site plan approval.
4. The applicant/owner agrees to dedicate one half of 120 foot right-of-way for the compressed section ultimate 6 lane roadway on Centerville Turnpike. Such dedication shall be recorded prior to final site plan approval.
5. The applicant/owner agrees that the proposed retail building shall be constructed substantially in accordance with the Chesapeake, VA rendering dated 11/08/11 consisting of split face block and earth tone colors. Approval of the design and materials by the Planning Director or designee is required prior to final site plan approval. This will not proffer the use of the building or prevent a tenant from operating under a different name.

4. **UP-11-19**

PROJECT: Refuge Church

APPLICANT: Harvest Assembly of God

AGENCY: MSA, PC

PROPOSAL: A conditional use permit for the operation of a church within the Southgate Plaza Shopping Center.

ZONE: B-2, General Business District

SIC CODE: 8661

LOCATION: 2415 Bainbridge Boulevard

TAX MAP SECTION/PARCEL: a portion of 1390000001910

BOROUGH: South Norfolk

Planning Commission recommends that UP-11-19 be **APPROVED** with the following stipulations: (9-0; Van Laethem/Papasodora-Cochrane)

1. Parking lot spaces shall be restriped as indicated on the preliminary site plan date stamped November 17, 2011 prior to the issuance of a Certificate of Occupancy.
2. Fire lanes shall be repainted and proper signage shall be installed as determined by the Fire Department prior to the issuance of a Certificate of Occupancy.

I. Public Hearing Regular Items:

5. [R\(PUD\)-11-01](#)

PROJECT: Breckinridge

APPLICANT: Pine Grove Properties, LC (c/o Bonaventure Realty Group, LLC)

AGENCIES: Kimley-Horn and Associates, Inc. & ShepelleWatkinsWhite Consulting & Law, PLLC

PROPOSAL: An application for the creation of a planned unit development consisting of a mix of commercial uses and various types of residential uses on six separate parcels totaling 439 acres. The current zoning of the property is B-2, General Business District (87 acres) and A-1, Agricultural District (352 acres). The proposed zoning is PUD, Planned Unit Development. [DEVELOPMENT CRITERIA](#) [MASTER LAND USE PLAN](#) [ROADWAY ACCESS EXHIBIT](#)

PROPOSED COMP LAND USE / DENSITY: Residential/Medium Density Mixed Use

EXISTING COMP LAND USE / DENSITY: Medium Density Mixed Use and Residential/Medium Density Mixed Use

LOCATION: Southwest corner of the intersection of Portsmouth Boulevard and Jolliff Road

TAX MAP SECTION/PARCELS: 014000000040, 0150000001030, 0150000001020, 0150000001040, 0150000001000, 0150000001010

BOROUGH: Western Branch

Planning Commission recommends that R(PUD)-11-01 be [APPROVED](#) with the Development Criteria dated December 8, 2011. (7-2; Van Laethem/Small, Papasodora-Cochrane and Kish opposed)

6. [R\(C\)-11-11](#)

PROJECT: Western Branch Reserve

APPLICANT: Western Branch Reserve Land, LLC

AGENCY: Site Improvement Associates, Inc.

PROPOSAL: A conditional zoning reclassification of 25.83 acres from R-10s, Residential District, to RMF-1, Multifamily Residential District to allow 157 single family detached condominiums. [Proffers](#)

PROPOSED COMP LAND USE / DENSITY: Medium Density Residential

EXISTING COMP LAND USE / DENSITY: Low Density Residential

LOCATION: North side of Bruce Road approximately 350 feet east of Taylor Road

TAX MAP SECTION/PARCEL: 0090000001073

BOROUGH: Western Branch

[CONTINUED](#) to the February 8, 2012 Public Hearing. (9-0; Van Laethem/Gerloff) [PREVIOUS STAFF REPORT](#)

7. UP-06-12

PROJECT: Autobell Car Wash

APPLICANT: CAH Holdings, LLC

PROPOSAL: A conditional use permit to allow a full service car wash on a 1.716 acre parcel.

ZONE: B-1 Neighborhood Business District

SIC CODE: 75

LOCATION: Between 739 and 765 Battlefield Boulevard South

TAX MAP SECTION/PARCEL: 0600000000343

BOROUGH: Pleasant Grove

CONTINUED to the January 11, 2012 Public Hearing. (9-0; Van Laethem/Gerloff) PREVIOUS STAFF REPORT

J. Planning Director Items: None

K. Unfinished and New Business:

- **Motion to cancel the December 28, 2011 Public Hearing meeting.**

APPROVED. (9-0; Van Laethem/Bell)

L. Adjournment: 9:25 p.m.

The Chesapeake Zoning Ordinance, Chesapeake Comprehensive Plan, Chesapeake Land Use Plan, Chesapeake tax map book, plats, and maps of the aforementioned properties, documents and proposed text amendments, as described, are available for inspection in the Planning Department, on the second floor in the City Hall building, Chesapeake Civic Center during regular municipal hours. The agenda is also available for viewing on the City's website, www.cityofchesapeake.net, with links to view the applications, proposed text amendments and the staff recommendations when available.

This meeting will be televised live on WCTV-48 (Cox Cable channel 48 and Verizon Cable channel 43) and re-televised Wednesday, December 14, 2011 at 11:00 p.m. If the meeting concludes after 11:00 p.m. it will air as soon as technically possible after the conclusion of the live meeting. It will air again on the following Wednesdays, at 7:00 p.m., Thursdays at 1:00 p.m., and on Sunday at 9:00 a.m. until the next scheduled Planning Commission Meeting on January 11, 2012. All interested parties are invited to attend the public hearing.

Those members of the public interested in attending the public hearing should be advised that, for reasons the Planning Commission deems appropriate, certain items on the agenda may be heard out of order and that it should not be assumed that the order listed above will be exactly followed during the public hearing. Also, due to advertising deadlines, items that have been continued from previous Planning Commission

meetings may not appear on this agenda. For further information, contact the Planning Department at 382-6176.